



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Waiver of Site Plan Approval – 200 Willow Street

DATE: July 24, 2014

Request: Waiver of Site Plan Approval for the construction of four silos and a storage building totaling 2,337 square feet, at 200 Willow Street, parcel 9-43-103

Applicant: Harold Rozanski, Afgritech

Proposed Use: Grain storage and loading

Property Owner: Afgritech Properties LLC

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Type II Action	County Review Required: Yes (Unless waived)
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Zoning Information:

District: Heavy Industrial	Maximum Lot Coverage: N/A
Setback Requirements: N/A	Buffer Zone Required: None

Project Overview: The applicant proposes to add four silos on the east side of the existing building. Each silo has a diameter of 21.65 feet and covers about 368 square feet. Additionally, the applicant will construct a 20' x 40' storage shed near their western property line. The shed is not shown on the site plan, but its location is sketched on the survey.

Parking: The silos will occupy a portion of the parcel's paved area, but the parking capacity is not likely to be affected. Ample paved and graveled areas remain on the site. Much of the shipping is received by rail, and outgoing trucks are loaded indoors.

Landscaping: No additional landscaping is proposed. The applicant should maintain the existing grove of trees to the south of the building.

Utilities: The applicant does not depict any new utility services. A water line runs along the eastern property line near the location of the proposed silos. The applicant must depict the water line, and all other utilities within the area of the proposed construction.

Other Comments: The site plan extents should be revised to show all proposed structures on one plan.

The Planning Board may waive site plan approval if it determines that this proposal meets the criteria for a waiver listed in Section 310-55 of the Zoning Ordinance:

- 1) Does not involve a change in the boundaries of the property, and
- 2) Does not represent the initial building on the property, and
- 3) Is minor and incidental in size to the existing building pattern, size and coverage on the property, but in no event shall exceed 2,500 square feet, and
- 4) Does not effectively change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property and is also otherwise consistent with all purposes of this chapter.

Since the proposed construction and expansion of the facility involves less than 4,000 square feet of gross floor area and the action does not involve a change in zoning or a use variance and is consistent with local land use controls, the project is considered a Type II Action as defined by SEQR. Type II Actions do not require SEQR review, and the Short Environmental Assessment Form does not need to be completed by the Planning Board for this project.

The applicant must acquire the following permits prior to construction: Building Permit.

Summary:

1. The applicant shall revise the site plan to show all proposed construction on a single plan sheet.
2. The applicant shall locate and depict all utilities within the vicinity of proposed construction, specifically the water line which runs along the eastern property line.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
John Merrifield, 1029 Gardner Rd, Muncy PA 17756
Harold Rozanski, 200 Willow St